

**CITY OF EAST PROVIDENCE
STATE OF RHODE ISLAND
ZONING BOARD OF REVIEW**

A meeting of the Zoning Board of Review will be held in the Council Chambers, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Wednesday evening, 2 December 2009, at 7:00 P.M. The following applications for Special Use Permit (s) and Variance(s) will be heard in accordance with State Law and Zoning Ordinance.

CONTINUED BUSINESS:

[ALL OF THE FOLLOWING VARIANCE RELIEF RESULTS FROM A COMBINATION ADMINISTRATIVE SUBDIVISION AND MAJOR LAND DEVELOPMENT PROJECT PROPOSAL.]

**1. A. ALBERTINO and ZITA MILHO request permission to introduce a two-unit dwelling on designated 'Lot No. 1' pursuant to the submitted administrative subdivision plan, otherwise defined as a prohibited land use, for property located at 41 OAKLEY STREET, being MAP 206 BLOCK 25 PORTION OF PARCEL 4, in a COMMERCIAL 3 DISTRICT.
(Use Variance)**

B. ALBERTINO and ZITA MILHO request permission to introduce a two-unit dwelling on designated 'Lot No. 1' pursuant to the submitted administrative subdivision plan, without complying with the minimum

lot area and lot width requirements as well as failing to comply with the required front-yard setback off of South Sharon Street, for property located at 41 OAKLEY STREET, being MAP 206 BLOCK 25 PORTION OF PARCEL 4, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances)

2. A. ALBERTINO and ZITA MILHO request permission to retain a mixed residential and commercial structure on designated 'Lot No. 2' pursuant to the submitted administrative subdivision plan, otherwise defined as a prohibited land use, for property located at 272 WARREN AVENUE, being MAP 206 BLOCK 25 PARCEL 5, in a COMMERCIAL 3 DISTRICT. (Use Variance)

B. ALBERTINO and ZITA MILHO request permission to retain a mixed residential and commercial structure on designated 'Lot No. 2' pursuant to the submitted administrative subdivision plan, without complying with the minimum lot area, lot width and off-street parking requirements, as well as failing to comply with the required front-yard setback off of South Sharon Street in regard to the existing structure and handicap ramp associated with said structure and introducing a dumpster that will be physically inaccessible, for property located at 272 WARREN AVENUE, being MAP 206 BLOCK 25 PARCEL 5, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances)

3. ALBERTINO and ZITA MILHO request permission to retain an office building on designated 'Lot No. 3' pursuant to the submitted

administrative subdivision plan, without complying with the minimum lot width requirement and retain said office building without complying with minimum front-yard setback off of Warren Avenue, rear-yard setback and off-street parking requirements, as well as failing to comply with accessory dumpster setback and exceeding maximum impervious lot coverage requirements, and off-street parking requirements, as well as failing to comply with the required front-yard setback off of South Sharon Street

and introducing a dumpster that will be physically inaccessible, for property located at 41 OAKLEY STREET and 278 WARREN AVENUE, being MAP 206 BLOCK 25 PORTION OF PARCEL 4 and PARCEL 6, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances)

4. ALBERTINO and ZITA MILHO request permission to retain a restaurant on designated 'Lot No. 4' pursuant to the submitted administrative subdivision plan, without complying with the minimum front-yard setback requirement off of Warren Avenue in regard to the restaurant and accessory setback requirement in regard to the outdoor seating area and accessory handicap ramp off of Warren Avenue, and off-street parking requirement, as well as exceeding the maximum impervious lot coverage requirement, for property located at 53 OAKLEY STREET, 282 WARREN AVENUE, 286 WARREN AVENUE and 302 WARREN AVENUE, being MAP 206 BLOCK 25 PARCEL(S) 3, 7, 8, 9, and 10, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances)

5. A. ALBERTINO and ZITA MILHO request permission to introduce a two-unit dwelling on designated 'Lot No. 5' pursuant to the submitted administrative subdivision plan, said two-unit dwelling being a prohibited land use, for property located at 79 OAKLEY STREET, being MAP 206 BLOCK 25 PARCEL 2, in a COMMERCIAL 3 DISTRICT. (Use Variance)

B. ALBERTINO and ZITA MILHO request permission to introduce a two-unit dwelling on designated 'Lot No. 5' pursuant to the submitted administrative subdivision plan, without complying with the minimum lot area and lot width requirements, for property located at 79 OAKLEY STREET, being MAP 206 BLOCK 25 PARCEL 2, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances)

6. ALBERTINO and ZITA MILHO request permission to introduce a sports lounge on designated 'Lot No. 6' pursuant to the submitted administrative subdivision plan, without complying with the minimum front and rear-yard setback requirements and off-street parking requirement, as well as exceeding the maximum impervious lot coverage requirement, for property located at 304 WARREN AVENUE and 308 WARREN AVENUE, being MAP 206 BLOCK 25 PARCEL(S) 11 and 12, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances)

7. SERGIO P. FERREIRA, requests permission to improve a pre-existing two-unit dwelling, said improvements consisting of

permanently enclosing a first-floor porch area, expanding footprint of the second floor area, and introducing living space within the third-floor (attic) area, resulting in expansion of a lawfully nonconforming land use, for property located at 185 ORCHARD STREET, being MAP 206 BLOCK 8 PARCEL 10, in a RESIDENTIAL 6 DISTRICT.

(Special Use Permit - Petition No. 6363)

NEW BUSINESS:

1. WENDY and CHAD ANCTIL request permission to construct an addition onto a single-family dwelling without complying with the minimum front-yard setback requirement, for property located at 70 BAY VIEW AVENUE, being MAP 309 BLOCK 4 PARCEL 13, in a RESIDENTIAL 3 DISTRICT.

(Dimensional Variance - Petition No. 6365)

2. MARY F. PEZZELLI, requests permission to construct an accessory garage in association with a two-unit dwelling, resulting in expansion of a pre-existing lawfully nonconforming land use, for property located at 60 ELM AVENUE, being MAP 403 BLOCK 21 PARCEL 18, in a RESIDENTIAL 3 DISTRICT.

(Special Use Permit - Petition No. 6366)

3. HATTIE IDE CHAFFEE, requests permission to construct an addition onto a nursing home, resulting in expansion of a pre-existing lawfully nonconforming land use, for property located at 200 WAMPANOAG TRAIL, being MAP 408 BLOCK 23 PARCEL 1, in a RESIDENTIAL 2 DISTRICT.

(Special Use Permit - Petition No. 6364)

4. QH LLC, C/o LI JIA, requests permission to convert an office facility to a restaurant without complying with several dimensional regulations, including setback from a residential district, deficient internal travel aisle width, deficient landscaped setback between parking and street frontage, as well as deficient off-street parking, for property located at 569 WARREN AVENUE, being MAP 307 BLOCK 7 PARCEL 13, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances - Petition No. 6367)

5. KIRK DEXTER, NEPCO PRODUCTS COMPANY, requests permission to introduce open storage in association with a permissible warehousing operation, for property located at 125 AMARAL STREET, being MAP 508 BLOCK 3 PARCEL 10, in an INDUSTRIAL 2 DISTRICT. (Special Use Permit – Petition No. 6368)

**EDWARD PIMENTEL, AICP
ZONING OFFICER / CLERK**

“INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST CALL 435-7500 OR 431-1633 (V/TDD), FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING DATE.”